



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	Murray Road 20-Lot Subdivision (Van Horn Crossing)
Case File No.:	LD2014-0008, SDM2014-0006, and TP2014-0007
Summary of Application:	The applicant requests approval of a Land Division application for a 20 lot subdivision in the R2 zoning district. The applicant also requests approval of a Sidewalk Design Modification to modify design of proposed interior streets from the standards of the Engineering Design Manual with regard to curb, planting strip, and sidewalk design. The applicant also requests approval of a Tree Plan Two application for removal of Community Trees.
Project Location:	5040 and 5070 SW Murray Boulevard Tax Lot 20400 on Washington County Assessor's Map 1S1 16CB
Zoning & NAC:	R2 Urban Medium Density Residential (2,000 square feet per dwelling unit) Central Beaverton NAC
Applicable Development Code Criteria Sections:	40.03 <i>Facilities Review</i> 40.45.15.5.C <i>Land Division Preliminary Subdivision</i> 40.58.15.C <i>Sidewalk Design Modification</i> 40.90.15.2.C <i>Tree Plan Two</i>
Due Date for Written Comments:	4:00 PM, Wednesday, November 5, 2014
Facilities Review Committee Meeting:	Wednesday, November 5, 2014 The Facilities Review Committee will forward a recommendation on the proposal to the Director. The Director will issue a written decision after the close of the comment period approximately 14 calendar days after the Facilities Review Committee meeting.
Staff Contact:	Leigh Crabtree, (503) 526-2458, lcrabtree@BeavertonOregon.gov

Materials for review:

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at no cost at the Planning Counter, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:30 p.m. Monday through Friday, except holidays. A copy of any or all materials will be provided at reasonable cost.

Staff report:

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and copies will be provided at a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Facilities Review Committee:

The Facilities Review Committee will meet with the applicant on November 5, 2014 to discuss technical issues associated with the application. The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Development Code of the City of Beaverton. The Director will include the Committee's recommendation in the staff report. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Submission of Testimony:

Any person may submit exhibits or written comments. Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Please reference the Case File Number and Project Name in your written comments.

Submission deadlines:

- To be addressed in the staff report, written comments or exhibits on the proposal shall be submitted no later than 4:00 p.m. on Wednesday, November 5, 2014.

Delivery Methods:

- Mail to the Planning Division, Community Development Department, City of Beaverton, PO Box 4755, Beaverton, OR 97076-4755.
OR
- Hand-delivered to the Planning Division, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:30 p.m. Monday through Friday, except holidays.

Decision:

The Director is the decision-making authority for the applications and shall issue a written decision on the above development proposal after the close of the comment period approximately 14 days after the Facilities Review Committee meeting, on or around Wednesday, November 19, 2014, pursuant to Section 50.40.10.

Copies of the decision will be made available for inspection at the Planning Counter at no cost or may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.